

Adopted Budget
The Preserve At Wilderness Lake Community Development District
General Fund
Fiscal Year 2018/2019

	Chart of Accounts Classification	Budget for 2018/2019
1		
2	REVENUES	
3		
4	Interest Earnings	
5	Interest Earnings	\$ 6,000
6	Special Assessments	
7	Tax Roll	\$ 1,429,936
8	Other Miscellaneous Revenues	
9	Miscellaneous	
10	Guest Fees	\$ 2,000
11	Events and Sponsorships	\$ 8,000
12	Rental Revenues	\$ 10,000
13	General Store	\$ 10,000
14		
15	TOTAL REVENUES	\$ 1,465,936
16		
17	Balance Forward from Prior Year	\$ -
18		
19	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,465,936
20		
21	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>	
22		
23	EXPENDITURES - ADMINISTRATIVE	
24		
25	Legislative	
26	Supervisor Fees	\$ 14,000
27	Financial & Administrative	
28	Administrative Services	\$ 8,200
29	District Management	\$ 33,600
30	District Engineer	\$ 10,000
31	Special Engineering Services	\$ -
32	Disclosure Report	\$ 2,200
33	Trustees Fees	\$ 6,940
34	Tax Collector /Property Appraiser Fees	\$ 150
35	Financial & Revenue Collections	\$ 5,000
36	Assessment Roll	\$ 5,000
37	Accounting Services	\$ 25,000
38	Auditing Services	\$ 4,300

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39	Arbitrage Rebate Calculation	\$ 1,300
40	Public Officials Liability Insurance	\$ 2,475
41	Workers Compensation Insurance	\$ 4,025
42	Legal Advertising	\$ 1,800
43	Dues, Licenses & Fees	\$ 225
44	Website Fees & Maintenance	\$ 1,000
45	Legal Counsel	
46	District Counsel	\$ 15,000
47		
48	Administrative Subtotal	\$ 140,215
49		
50	EXPENDITURES - FIELD OPERATIONS	
51		
52	Law Enforcement	
53	Deputy	\$ 34,742
54	Electric Utility Services	
55	Utility Services	\$ 160,000
56	Gas Utility Services	
57	Utility Services	\$ 25,000
58	Garbage/Solid Waste Control Services	
59	Solid Waste Assessment	\$ 2,400
60	Garbage - Recreation Facility	\$ 3,000
61	Garbage - Wetlands Dumpster fees	\$ 3,000
62	Water-Sewer Combination Services	
63	Utility Services	\$ 19,000
64	Stormwater Control	
65	Stormwater Assessment	\$ 2,500
66	Other Physical Environment	
67	General Liability Insurance	\$ 3,000
68	Property Insurance	\$ 25,500
69	Entry & Walls Maintenance	\$ 2,000
70	Holiday Decorations	\$ 7,200
71	Landscape	
72	Landscape Maintenance	\$ 136,000
73	Irrigation Inspection	\$ 14,289
74	Landscape Replacement Plants, Shrubs, Trees	\$ 40,000
75	Landscape Fertilization & Pest Control	\$ 44,585
76	Tree Trimming Services	\$ 15,000

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77	Irrigation Repairs	\$ 25,000
78	Landscape Miscellaneous	\$ -
79	Landscape - Mulch	\$ 35,000
80	Annual Flower Rotation	\$ 13,500
81	Well Maintenance	\$ 2,500
82	Field Operations	\$ 13,200
83	Lake and Wetland Maintenance	
84	Wetland Plant Installation	\$ 500
85	Monthly Aquatic Weed Control Program	\$ 34,200
86	Miscellaneous Expense	\$ -
87	Educational Program	\$ 500
88	Cormorant Cove (Wetland T) Cattail Treatment	\$ 1,250
89	Removal of Trash and Debris	\$ -
90	Bay Lake Hydrilla Treatment	\$ 1,000
91	Professional Oversight of WLP Wetland Staff,	\$ 6,000
92	Private Resident Consultation	\$ 780
93	Wetland Tree Removal	\$ 2,000
94	Grass Carp Replacement and/or Barrier Repair	\$ 300
95	Wetland Nuisance/Exotic Species Control	\$ 9,000
96	Special Projects	\$ 6,350
97	Road & Street Facilities	
98	Street Light Decorative Light Maintenance	\$ 500
99	Street Sign Repair & Replacement	\$ 500
100	Roadway Repair & Maintenance - brick pavers	\$ 10,500
101	Sidewalk Maintenance and Repair	\$ 3,000
102	Parks & Recreation	
103	Management Contract - Payroll	\$ 362,500
104	Payroll Reimbursement - Mileage	\$ 2,500
105	Management Contract - Management Fee	\$ 18,000
106	Maintenance & Repair - Lodge	\$ 40,000
107	Pool Service Contract	\$ 19,800
108	Pool Repairs	\$ 5,000
109	Equipment Lease	\$ 4,000
110	Landscape Lighting Replacement	\$ 1,500
111	Fitness Equipment Preventative Maintenance	\$ 1,320
112	Fitness Equipment Preventative Repairs	\$ 6,680
113	Spa Linen & Mat Services	\$ 6,000
114	Lodge - Facility Janitorial Services	\$ 15,525

Adopted Budget
The Preserve At Wilderness Lake Community Development District
General Fund
Fiscal Year 2018/2019

	Chart of Accounts Classification	Budget for 2018/2019
115	Lodge - Facility Janitorial Supplies	\$ 8,475
116	Nature Center Operations	\$ 1,800
117	Security System Monitoring	\$ 15,000
118	Security System Maintenance	\$ 4,000
119	Pool Permits	\$ 850
120	Telephone Fax, Internet	\$ 14,000
121	IT Support and repairs	\$ 2,000
122	Resident Id Card	\$ 1,100
123	Special Events	\$ 27,000
124	Park & Athletic Court Repairs/Maint.	\$ 5,000
125	Playground Equipment and Maintenance	\$ 1,000
126	Playground Mulch	\$ 3,500
127	Wildlife Management Services	\$ 13,500
128	Resident Services	\$ 7,000
129	General Store	\$ 7,000
130	Dog Waste Station Supplies	\$ 5,000
131	Office Supplies	\$ 8,000
132	Equipment Repair/Replacement	\$ 7,500
133	Contingency	
134	Capital Outlay	\$ -
135	Miscellaneous Contingency	\$ 8,375
136		
137	Field Operations Subtotal	\$ 1,325,721
140		
141	TOTAL EXPENDITURES	\$ 1,465,936
142		
143	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
144		

**Adopted Budget
District
Reserve Fund
Fiscal Year 2018/2019**

Chart of Accounts Classification	Budget for 2018/2019
REVENUES	
Special Assessments	
Tax Roll*	\$ 125,000
	\$ 25,000
TOTAL REVENUES	\$ 150,000
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 150,000
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>	
EXPENDITURES	
Contingency	
Capital Reserves	\$ 150,000
Capital Outlay	\$ -
TOTAL EXPENDITURES	\$ 150,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Budget Template
Preserve at Wilderness Lake Community Development District
Debt Service
Fiscal Year 2018/2019

Chart of Accounts Classification	Series 2012	Series 2013	Budget for 2018/2019
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$170,350.23	\$315,438.32	\$485,788.55
TOTAL REVENUES	\$170,350.23	\$315,438.32	\$485,788.55
EXPENDITURES			
Administrative			
Financial & Administrative			
Bank Fees			\$0.00
Debt Service Obligation	\$170,350.23	\$315,438.32	\$485,788.55
Administrative Subtotal	\$170,350.23	\$315,438.32	\$485,788.55
TOTAL EXPENDITURES	\$170,350.23	\$315,438.32	\$485,788.55
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0

Pasco County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

Gross assessments **\$516,796.32**

Notes:

Tax Roll Collection Costs for Pasco County are 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Preserve at Wilderness Lake Community Development District

FISCAL YEAR 2018/2019 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2018/2019 O&M Budget	\$1,554,936.00
Pasco Co. 6% Collection Cost:	<u>\$99,251.23</u>
2018/2019 Total:	<u>\$1,654,187.23</u>

2017/2018 O&M Budget	\$1,554,936.00
2018/2019 O&M Budget	<u>\$1,554,936.00</u>
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2017/2018	2018/2019	\$	%
Debt Service - Villa (Series 2013)	\$353.26	\$353.26	\$0.00	0.00%
Operations/Maintenance - Villa	\$1,005.10	\$1,005.10	\$0.00	0.00%
Total	\$1,358.36	\$1,358.36	\$0.00	0.00%
Debt Service - Single Family 40' (Series 2012)	\$326.54	\$326.54	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,256.37	\$1,256.37	\$0.00	0.00%
Total	\$1,582.91	\$1,582.91	\$0.00	0.00%
Debt Service - Single Family 40' (Series 2013)	\$441.57	\$441.57	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,256.37	\$1,256.37	\$0.00	0.00%
Total	\$1,697.94	\$1,697.94	\$0.00	0.00%
Debt Service - Single Family 50'/52' (Series 2012)	\$408.17	\$408.17	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,570.47	\$1,570.47	\$0.00	0.00%
Total	\$1,978.64	\$1,978.64	\$0.00	0.00%
Debt Service - Single Family 50'/52' (Series 2013)	\$551.76	\$551.76	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,570.47	\$1,570.47	\$0.00	0.00%
Total	\$2,122.23	\$2,122.23	\$0.00	0.00%
Debt Service - Single Family 65' (Series 2012)	\$522.46	\$522.46	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,010.20	\$2,010.20	\$0.00	0.00%
Total	\$2,532.66	\$2,532.66	\$0.00	0.00%
Debt Service - Single Family 65' (Series 2013)	\$706.52	\$706.52	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,010.20	\$2,010.20	\$0.00	0.00%
Total	\$2,716.72	\$2,716.72	\$0.00	0.00%
Debt Service - Single Family 75' (Series 2012)	\$587.77	\$587.77	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,261.47	\$2,261.47	\$0.00	0.00%
Total	\$2,849.24	\$2,849.24	\$0.00	0.00%
Debt Service - Single Family 75' (Series 2013)	\$794.83	\$794.83	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,261.47	\$2,261.47	\$0.00	0.00%
Total	\$3,056.30	\$3,056.30	\$0.00	0.00%
Debt Service - Single Family 90' (Series 2012)	\$734.71	\$734.71	\$0.00	0.00%
Operations/Maintenance - 90'	\$2,826.84	\$2,826.84	\$0.00	0.00%
Total	\$3,561.55	\$3,561.55	\$0.00	0.00%
Debt Service - Single Family 90' (Series 2013)	\$993.33	\$993.33	\$0.00	0.00%
Operations/Maintenance - 90'	\$2,826.84	\$2,826.84	\$0.00	0.00%
Total	\$3,820.17	\$3,820.17	\$0.00	0.00%
Debt Service - Single Family 90' Plus (Series 2012)	\$914.31	\$914.31	\$0.00	0.00%
Operations/Maintenance - 90' Plus	\$3,517.84	\$3,517.84	\$0.00	0.00%
Total	\$4,432.15	\$4,432.15	\$0.00	0.00%
Debt Service - Commercial (Series 2012)	\$489.81	\$489.81	\$0.00	0.00%
Operations/Maintenance - Commercial	\$1,884.56	\$1,884.56	\$0.00	0.00%
Total	\$2,374.37	\$2,374.37	\$0.00	0.00%

PRESERVE AT WILDERNESS LAKE

FISCAL YEAR 2017/2018 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,554,936.00
COLLECTION COSTS @ 6%	<u>\$99,251.23</u>
TOTAL O&M ASSESSMENT	<u><u>\$1,654,187.23</u></u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					TOTAL	TOTAL	PER LOT ANNUAL ASSESSMENT			
	O&M	SERIES 2012	SERIES 2013	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M PER LOT	SERIES 2012 DEBT SERVICE ASSESSMENT	SERIES 2013 DEBT SERVICE ASSESSMENT	O&M	SERIES 2012	SERIES 2013	TOTAL (4)
		DEBT SERVICE (1) (2)	DEBT SERVICE (2)									SERVICE (3)	SERVICE (3)	
Villa	92		92	0.80	73.60	5.59%	\$92,469.20	\$1,005.10	\$0.00	\$32,499.92	\$1,005.10		\$353.26	\$1,358.36
Single Family 40'	114		114	1.00	114.00	8.66%	\$143,226.74	\$1,256.37	\$0.00	\$50,338.98	\$1,256.37		\$441.57	\$1,697.94
Single Family 40'	89	89		1.00	89.00	6.76%	\$111,817.37	\$1,256.37	\$29,062.06	\$0.00	\$1,256.37	\$326.54		\$1,582.91
Single Family 50' and 52'	181		181	1.25	226.25	17.18%	\$284,254.83	\$1,570.47	\$0.00	\$99,868.56	\$1,570.47		\$551.76	\$2,122.23
Single Family 50' and 52'	107	107		1.25	133.75	10.16%	\$168,040.15	\$1,570.47	\$43,674.19	\$0.00	\$1,570.47	\$408.17		\$1,978.64
Single Family 65'	87		87	1.60	139.20	10.57%	\$174,887.39	\$2,010.20	\$0.00	\$61,467.24	\$2,010.20		\$706.52	\$2,716.72
Single Family 65'	69	68		1.60	110.40	8.39%	\$138,703.79	\$2,010.20	\$35,527.28	\$0.00	\$2,010.20	\$522.46		\$2,532.66
Single Family 75'	70		70	1.80	126.00	9.57%	\$158,303.24	\$2,261.47	\$0.00	\$55,638.10	\$2,261.47		\$794.83	\$3,056.30
Single Family 75'	54	54		1.80	97.20	7.38%	\$122,119.65	\$2,261.47	\$31,739.58	\$0.00	\$2,261.47	\$587.77		\$2,849.24
Single Family 90'	36		36	2.25	81.00	6.15%	\$101,766.37	\$2,826.84	\$0.00	\$35,759.88	\$2,826.84		\$993.33	\$3,820.17
Single Family 90'	48	48		2.25	108.00	8.20%	\$135,688.49	\$2,826.84	\$35,266.08	\$0.00	\$2,826.84	\$734.71		\$3,561.55
Single Family 90' Plus	1	1		2.80	2.80	0.21%	\$3,517.85	\$3,517.84	\$914.31	\$0.00	\$3,517.84	\$914.31		\$4,432.15
Commercial	10.29	10.29		1.50	15.44	1.17%	\$19,392.15	\$1,884.56	\$5,040.14	\$0.00	\$1,884.56	\$489.81		\$2,374.37
TOTAL	958.29	377.29	580		1316.64	100.00%	\$1,654,187.23		\$181,223.64	\$335,572.68				

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$99,251.23)

(\$10,873.42)

(\$20,134.36)

Net Revenue to be Collected

\$1,554,936.00

\$170,350.23

\$315,438.32

(1) Reflects 1 (one) Series 2012 prepayment.

(2) Reflects the number of total lots with Series 2012 and 2013 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2012 and Series 2013 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2018 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).